074.0	0005	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,500 /	800,500
					USE VALUE:	800,500 /	800,500
					ASSESSED:	800,500 /	800,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAKYA PUJA &
Owner 2:	BAJRACHARYA SUSHIL KRISHNA
Owner 3:	
Street 1:	36 TWIN CIRCLE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SETSER DAVID L/ELLEN C -
Owner 2:	-
Street 1:	36 TWIN CIRCLE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,373 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9373.000	309,700		490,800	800,500
Total Card	0.215	309,700		490,800	800,500
Total Parcel	0.215	309,700		490,800	800,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.54 | /Parcel: 453.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 46925

GIS Ref

GIS Ref

Insp Date 12/12/08

!6216!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,700	0	9,373.	490,800	800,500	800,500	Year End Roll	12/18/2019
2019	101	FV	273,900	0	9,373.	497,800	771,700	771,700	Year End Roll	1/3/2019
2018	101	FV	273,900	0	9,373.	371,600	645,500	645,500	Year End Roll	12/20/2017
2017	101	FV	273,900	0	9,373.	336,600	610,500	610,500	Year End Roll	1/3/2017
2016	101	FV	273,900	0	9,373.	322,500	596,400	596,400	Year End	1/4/2016
2015	101	FV	229,300	0	9,373.	273,500	502,800	502,800	Year End Roll	12/11/2014
2014	101	FV	181,700	0	9,373.	259,400	441,100	441,100	Year End Roll	12/16/2013
2013	101	FV	181,700	0	9,373.	246,800	428,500	428,500		12/13/2012

PRINT

Date	Time
12/10/20	21:01:06

LAST REV

Date	Time
08/22/16	07:42:00

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SETSER DAVID L/	63844-339		6/30/2014		644,000	No	No		
CORCORAN PAUL R	47415-331		5/8/2006		422,000	No	No		
	19074-338		5/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	46925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2015	912	Re-Roof	7,000		7/8/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
12/12/2008	Meas/Inspect	336	PATRIOT
10/29/2006	MLS	HC	Helen Chinal
10/14/1999	Meas/Inspect	263	PATRIOT
7/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9373		Sq. Ft.	Site		0	70.	0.75	5									490,836						490,800	

Total AC/HA: 0.21517 | Total SF/SM: 9373 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,836 | Spl Credit | Total: 490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24490082
Const Adj.:	0.99247509
Adj $ / SQ:	117.376
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347188
Depreciation:	37496
Depreciated Total:	309692

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

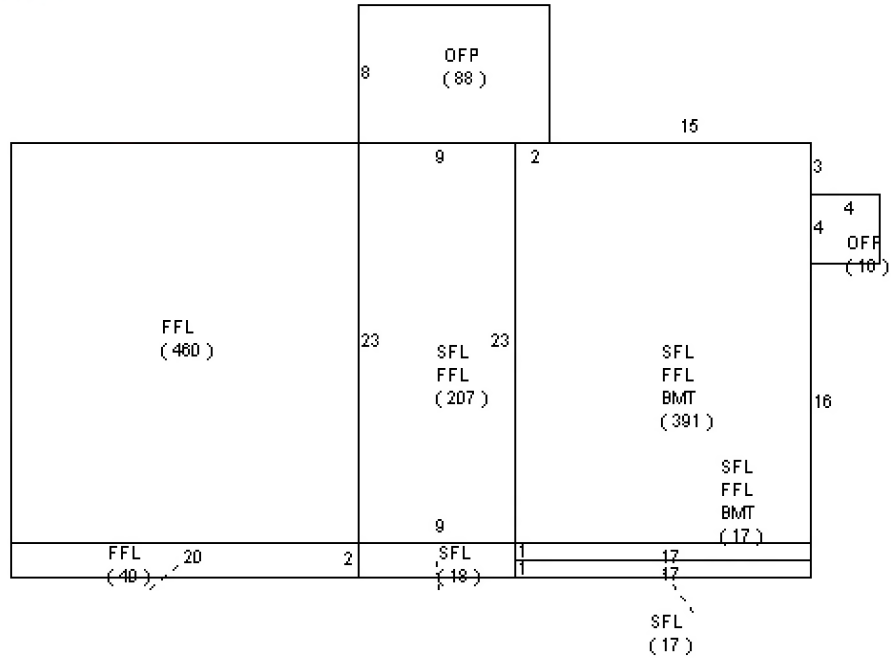
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.11
Special Features:	0	Val/Su Net:	136.01
Final Total:	309700	Val/Su SzAd	175.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,115	117.380	130,874
SFL	Second Floor	650	117.380	76,294
BMT	Basement	408	35.210	14,367
OFP	Open Porch	104	32.120	3,341

Net Sketched Area:	2,277			Total:	224,876
Size Ad	1765	Gross Are	2277	FinArea	1765

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

074.0-0005-0010.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	